

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name The McMahon Apartments

other names/site number Parkview Homes, The Vaydick Apartments

2. Location

street & number 1106 Paseo Boulevard [n/a] not for publication

city or town Kansas City [n/a] vicinity

state Missouri code MO county Jackson code 095 zip code 64106

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [x] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [x] locally. (See continuation sheet for additional comments [].)

Signature of certifying official/Title

Claire F. Blackwell/Deputy SHPO

10/27/02
Date

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

[] entered in the National Register

See continuation sheet [].

[] determined eligible for the National Register

See continuation sheet [].

[] determined not eligible for the National Register.

[] removed from the National Register

[] other, explain:

See continuation sheet [].

Signature of the Keeper
Action

Date of
Action

The McMahon Apartments

Jackson County, Missouri

Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri

5. Classification**Ownership of Property**

☒ private
☐ public-local
☐ public-state
☐ public-Federal

Category of Property

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

contributing

noncontributing

_____ 1 _____ 0 building
 _____ 0 _____ 0 sites
 _____ 0 _____ 0 structures
 _____ 0 _____ 0 objects
 _____ 1 _____ 0 total

Name of related multiple property listing.

Apartment Buildings on the North End of The
Paseo Boulevard in Kansas City, Missouri

Number of contributing resources

previously listed in the National Register.

N/A**6. Function or Use****Historic Function**DOMESTIC/multiple dwelling

Current FunctionsDOMESTIC/multiple dwelling

7. Description**Architectural Classification**OTHER: Apartment Building

see continuation sheet [].

Materialsfoundation Limestonewalls Brickroof SyntheticsotherMetalWoodLimestone

see continuation sheet [].

NARRATIVE DESCRIPTION

See continuation sheet [x]

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8. Statement of Significance**Applicable National Register Criteria**

☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

Architecture

Periods of Significance

1913

Significant Dates

1913

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Brostrom, Ernest O., architect

Lewis, C.H., builder

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References**Bibliography**

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey

☐ recorded by Historic American Engineering Record

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☐ Local Government

☐ University

☐ Other:

Name of repository: _____

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10. Geographical DataAcreage of Property less than one acre

UTM References (Source: On-site GPS readings, taken at the front of the building 4/28/00)

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	364718	4329047			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared Byname/title Brenda R. Spencerorganization _____ date 3 September, 2002street & number 10150 Onaga Road telephone 785-456-9857city or town Wamego state Kansas zip code 66547**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Jazz Hill Homes, L.P.; Contact: Ross R. Freeman, President, Pioneer Group, Inc.street & number 1200 S. Kansas Avenue telephone 785-232-1122city or town Topeka state Kansas zip code 66612-1331

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7. Narrative Description

Summary:

The McMahon Apartments is located at 1106 The Paseo Boulevard in Kansas City (Jackson County), Missouri. It is a representative of the apartment development on The Paseo, North of Interstate 70 in Kansas City, Missouri (1900-1930) as identified in the MPS cover document *Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri*. This building is one of eleven apartment buildings remaining on the west side of The Paseo (between 9th and 14th Streets). The McMahon is in fair to good condition. The three story apartment building was constructed in 1913. It is a dark brick load-bearing structure with a rectangular plan that measures approximately 37' x 107'. The architectural influence is Beaux Arts Classicism. The most significant exterior feature is a full-height and width front porch with large wooden ionic columns located on the east (primary) facade.

Elaboration:

The McMahon apartment building, which faces east, occupies the entire site. The adjacent lot to the north contains an apartment building at 11th and Paseo. The adjacent lot to the south is vacant. A small lawn at the east entrance is surrounded by a recently installed steel fence and concrete pillars. A similar fence has been installed at the rear of the building. There are sidewalks on the north and south sides of the building, as well as along The Paseo Boulevard. Stone steps (in disrepair) lead to the front porch from the sidewalk along the Paseo. The Paseo is a dual boulevard that descends gradually forming small parks in the median of each block at intersecting streets. These small parks are landscaped and are widely recognized for their fountains, memorials, pergolas, and gardens. From 11th to 12th Streets, The Paseo continues to slope downward. The middle park area is level and contains 'The Terrace,' a large circular retaining wall of regularly spaced, quarry faced limestone. The William T. Fitzsimons Memorial Fountain is embedded in the south end of the terrace wall. The memorial, honoring Army physician William T. Fitzsimons, the first American officer killed in world War I, was installed within the 12th Street Terrace in 1922. Kansas City architect John Van Brunt designed the limestone terrace.

The McMahon was designed as an apartment building at the time of its construction in 1913 and continues to function as apartments. The building was converted to public housing through the 1975 HUD remodeling. It is endangered by its location in a blighted area and general lack of maintenance. The McMahon Apartments, along with ten other apartment buildings and the Henderson Home (Listed on the National Register of Historic Places in 1979) is proposed for rehabilitation in an effort to preserve the buildings, provide quality affordable housing, and continue to work toward revitalization of the area. The McMahon is representative of the apartment development that occurred along the north end of The Paseo between 1900-1930. The property type is typically a multi-story masonry building, generally rectangular in form and distinguished by one or more prominent multi-story porches.

The McMahon Apartments is a three story masonry building with a full basement. It has flat membrane roof with parapets. The east (primary) facade is three bays wide. It has a uniquely bonded dark gray brick facade, including the foundation. The parapet wall has a stone cap. There is an ashlar stone band at the lower edge of the foundation (at grade) and at the first floor of the porch. The porch floor is a concrete slab on the first floor; the upper floors are wood with a membrane covering. The porch has four large fluted wood columns that have a round wood base. There is significant deterioration of the wood bases. The ionic column capitals appear to be fiberglass replacements. The columns rest on short brick pillars with ashlar stone caps and bases. A bowed brick knee wall spans between the two outer columns on the end bays at the first floor. Two short brick pillars with ashlar stone caps and bases frame stairs leading from the sidewalk to the first floor porch providing access to the primary building entrance. The existing metal railings were installed in the 1975 remodeling. The historic porch

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railings were bowed wood with turned balustrades on the second and third floors. Historically, there were no railings on the knee wall of the first floor porch. A simple banded wood entablature runs between the cornice and column capitals. The soffit and porch ceilings are bead board on the third floor but have been replaced with plywood on the first and second floor. There is some wood deterioration and peeling paint on the porch eaves, soffit, entablature, and ceilings. The porch is capped by a large, projecting wood and metal cornice ornamented with dentils and brackets.

The center bay on the first floor of the porch is the primary building entrance. The door is a metal replacement door flanked by a single sidelight covered by a metal panel. The transom has a wood infill panel. Doors on the center bay provide porch access at the second and third floors. The doors are single light metal replacement doors flanked by a single sidelight that has been covered with a metal panel. The end bays on the front facade have two double-hung windows on each floor. Metal security bars have been installed on the first floor windows. The windows align vertically on each floor. All windows are replacement double-hung aluminum windows installed in the 1975 remodeling. The window openings have a dressed stone sill. The historic windows appear to have been double-hung wood windows.

The south and north (side) facades are nearly identical. They have minimal public exposure with approximately six feet between the side facades and adjacent apartment buildings to the north and south. There are paved sidewalks on both sides of the building. The side facades are seven bays wide. There is a natural-faced and semi-coursed limestone foundation and predominantly running bond red brick on the upper facade. The uniquely bonded dark gray brick wraps around the northeast and southeast corners of the building and spans the end bay on the side facades. There is a dressed water table and stone parapet cap on these end bays. The remainder of the side facade has a clay tile cap.

There are six small horizontal slider windows on the north facade at the basement level. On the south facade, there are ten small horizontal slider windows at the basement level. Metal security bars have been installed on some of the basement and first floor windows. The building is currently vacant and the windows on the lower levels have been boarded up to minimize vandalism. There are twelve windows per floor, two windows on each of the six bays of the main building. The windows are replacement double-hung aluminum windows installed in the 1975 remodeling. The windows generally align vertically and have a dressed stone sill. There is a one exception on the south facade. A small projecting box window, with a metal hip roof is located on the first floor toward the east end. At the west end of the side facades, there is a three story shed rear addition with stucco wall finish. There is a pair of double-hung windows on the second and third floor of the rear addition.

The west (rear) facade is a single bay wide. It has a natural-faced and coursed limestone foundation and running bond red brick on the upper facade. The rear shed addition is slightly narrower and shorter than the brick structure. The addition is subdivided into three bays. There is a wood fire escape (in disrepair) in the center portion of the rear addition with a metal replacement door at each floor. The stairwell is flanked by a pair of double hung windows on the end bays on each of the second and third floors. New gutters and downspouts have been installed.

The interior layout is a central corridor with four apartments per floor. The original room configuration is unknown; the plans available from the 1975 remodeling do not include demolition plans but there is a note to remove existing walls not to be reused. The existing interior partition walls could be original or a result of the 1975 remodeling. The wood stairway is intact with several damaged and replacement members. The newel posts are square with recessed panels and a flat cap. The stairs and landings have been carpeted. The wood railings have simple

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square balustrades. All interior doors and frames were replaced in the remodeling. There are no interior window surrounds or frames. Interior finishes and fixtures are modern as a result of the 1975 remodeling. The walls and ceilings are textured gypsum board. The floors in the common areas and living areas of each apartment are carpeted and have a vinyl base. There is vinyl floor covering in the kitchen and bath of each apartment. There are modern fixtures in the kitchens and baths and modern light fixtures throughout the building. The 1975 remodeling included installation of modern plumbing and HVAC.

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Summary:

The McMahon Apartments, 1106 The Paseo Boulevard, Kansas City, Missouri, is locally significant under Criterion C in the area of ARCHITECTURE. It is representative of the apartment buildings on the north end of The Paseo and meets the registration requirements set forth in the Multiple Property Submission cover document *Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri*. The period of significance corresponds to the date of construction, 1913. Based on the historic context "Apartment Development on The Paseo, North of Interstate 70 (Fourteenth Street) in Kansas City, Missouri 1900-1930," The McMahon Apartments is significant as a distinctive example of the apartment development on the north end of The Paseo Boulevard, Kansas City's oldest, longest, and most prominent boulevard (resulting from George Kessler's 1893 Plan for Parks and Boulevards).

Elaboration:

The McMahon apartments at 1106 The Paseo were constructed in 1913, consistent with the period of construction of adjacent apartment buildings on the north end of The Paseo. The buildings thrived for a short period thereafter as apartments for young families and professionals. The building at 1106 Paseo was named the McMahon Apartments in 1913 for the original owner, W. H. McMahon. The McMahon was designed by Kansas City architect E. O. Brostrom (1888-1969). Although Brostrom was only 25 when he designed The McMahon, he already had a significant amount of experience. Brostrom came to Kansas City in 1907 to manage the local office of a Sioux City architectural firm. Throughout his career, Brostrom specialized in designing churches; he designed more than fifty of them before 1920. In addition to the McMahon Apartments, Brostrom also designed the Newbern Apartments at 525 East Armour Boulevard. The McMahon is the only documented project of McMahon or Brostrom on The Paseo. The apartment building at 1106 Paseo was constructed by C.H. Lewis. Mr. Lewis was also the builder of an apartment building at 1221-23 Paseo (east side) in 1914, now demolished. See MPL cover document for additional information.

The period of significance for The McMahon is 1913, the date of construction. The building meets the property type registration requirements outlined in the Multiple Property cover document *Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri*. The property maintains integrity of location, design, setting, materials, and association. The building retains the general characteristics of the property type including: its historic relationship to the street, rectangular form, flat roof with parapets, stone foundation and brick exterior walls, original ornamentation including dressed stone sills and a projecting wood and metal cornice, and its three-story porch with curved brick kneewall and fluted wood columns. The exterior of the building retains its historic configuration and design. The date of a minor rear shed addition is unknown.

The only existing historic fabric visible on the building's interior is the stairway. The 1975 HUD rehabilitation included the replacement of porch railings, windows and doors, in addition to extensive interior remodeling. The changes in this building are common modifications as defined in the property type registration requirements. These modifications do not significantly affect the integrity of property to cause it to be ineligible for listing.

The McMahon stands as one of eleven remaining distinctive examples of apartment buildings on the north end of The Paseo Boulevard. The building is locally significant under Criterion C in the area of architecture as a representative of the apartment development on The Paseo, north of Interstate 70 in Kansas City, Missouri 1900-1930.

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9. Bibliography

1975 Drawings by William Johnson, 424 Law Building, KC, MO, for the Housing Development Corporation and Information Center (for the 1975-76 HUD remodeling).

Becker, Linda F. and Cydney E. Millstein. "Colonnaded Kansas City Apartment Buildings (Phase 1) A Study," Kansas City, Missouri: Landmarks Commission, City Development Department, May, 1990.

Building Permits, City Archives, 2nd Floor Oak Tower Building, Kansas City, Missouri.

Ford, Susan Jezak. "Ernest O. Brostrom Biography," Kansas City Public Library: Special Collections.

"Images of Kansas City" Photograph Display, Kansas City Public Library.

Jackson County, Missouri Tax Assessment Records, 1999.

Sanborn Insurance Maps, Kansas City, Missouri. New York: Sanborn Map Company, 1896, 1909, 1940.

USGS Quad Map: Kansas City, Missouri and Kansas. c.1983.

Water Permits, 5th Floor, City Hall, Kansas City, Missouri.

See Multiple Property cover document for additional sources.

10. Geographical Data

Verbal Boundary Description

Township 49 Range 33 Section 4
South 39 feet of Lot 9 and the north 11 feet of Lot 10 in Block 2, Gates & Kendall's Second Addition in Kansas City, Jackson County, Missouri.

See Figure 1 - survey, Tract II.

Boundary Justification

The boundaries reflect the property lines of the site on which the apartment building is located.

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Additional Documentation
Photographs

Except where noted, all photographs were taken January- May, 2000 by Brenda R. Spencer; Spencer holds the original negatives.

<u>Photo #</u>	<u>Description of Views. [] indicates camera direction</u>
1	East (front) elevation [W]
2	North (side) elevation from NE corner of building [SW]
3	Cornice detail on east elevation [W]
4	Porch and column detail on 3 rd floor of east elevation [W]
5	South (side) elevation from SE corner of building [NW]
6	Porch and entry detail at 1 st floor on east (front) elevation [SW]
7	West (rear) and south (side) elevations from SW corner of building [NE]
8	Window detail on south elevation [N]
9	Interior stairway
10	"Typical" apartment interior
11	"Typical" apartment bathroom
12	Context: 1106 and 1100 Paseo (L to R) [W]
13	Context: 1100 and 1000 blocks of Paseo from the Terrace [NE] 1116, 1106, 1100 Paseo (L to R in foreground)

Figures

<u>Figure #</u>	<u>Description</u>
1	Survey, Tract II
2	"Historic" photo of building, date unknown Source: "Images of Kansas City," photographic display, Kansas City Public Library
3	1975 photo Source: 1975 drawings for HUD remodeling, William Johnson, architect

Image (01000) from 12 of 12

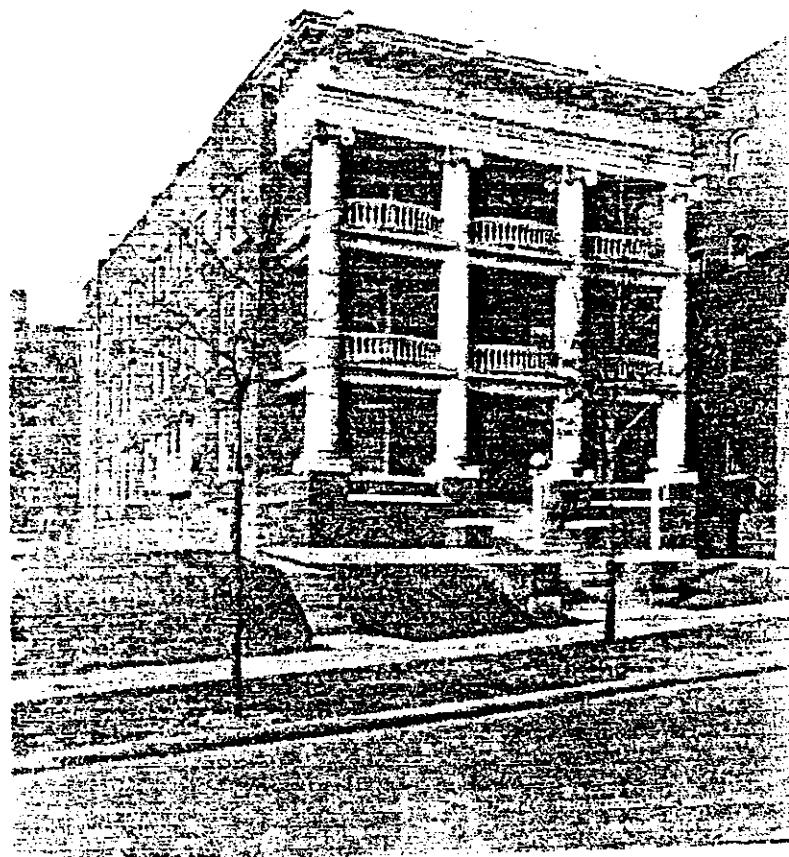
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Figure 2: "Historic" photo of building, date unknown, from "Images of Kansas City," photographic display,
Kansas City Public Library



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Figure 3: 1975 photo from 1975 drawings for HUD remodeling, William Johnson, architect















